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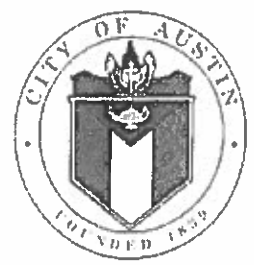
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SUBJECT TRACT
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PENDING CASE
- 

ZONING BOUNDARY

NOTIFICATIONS
CASE#: C15-2016-0054
LOCATION: 3104 Grandview St.



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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 169'



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

M10
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Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # 05-2016-0054 ROW # 0217020206 Tax # 11516549
TCHD Supp 0217020210

Section 1: Applicant Statement

Street Address: 3104 Grandview Street, Austin Texas

Subdivision Legal Description:

Lot: 73 (A) Block: Subdivision: OAKWOOD RESUB OF A PART OF OLT 72 & 75 DIV D;
AMENDED PLAT OF LTS 73 & 74

Lot(s): 73A Block(s): _____

Outlot: _____ Division: D

Zoning District: SF-3-CO-NP (West University)

I/We Alice Arterberry on behalf of myself/ourselves as
authorized agent for Michael & Aubrey Word affirm that on
Month April, Day 1, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Two Car Garage with Accessory Dwelling Unit Above, 6900 sf lot

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Setback - 25' required, 15' requested (minimize excavation/disruption to the natural grade & drainage)

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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Topography on this lot is greater at 25' setback than 15' proposed and that impedes proposed construction

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The homeowner would like to create off street parking (currently there is none), and build a unit for their elderly father. Vehicular access on Grandview Ave is not possible. This is a through lot with very steep topography. The intent of reducing the setback is to preserve the natural grade, minimize impact and disruption on the site/environment, natural topography, and drainage.

b) The hardship is not general to the area in which the property is located because:

Other surrounding lots have different configurations which allow for vehicular access from the Grandview Ave. This property has no possibility of access from the Grandview Ave.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Several surrounding properties have garages and two story units in the exact location that we are proposing, less than 25' to the rear property line. Additionally, 3104 Grandview Ave backs up to a large parking lot between on Owen Ave and Lamar Blvd. As such, the proposed project would not have a negative impact on any neighbors.

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Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____



Date: 04/01/2016

Applicant Name (typed or printed): Alice Arterberry

Applicant Mailing Address: 202 Lacey Ave
City: Austin State: TX Zip: 78746
Phone (will be public information): (323) 236-5182
Email (optional – will be public information): alice@arterberrycooke.com

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Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 12/02/2015

Owner Name (typed or printed): Michael & Aubrey Word

Owner Mailing Address: 3104 Grandview Street

City: Austin State: TX Zip: 78705

Phone (will be public information): (512) 496-4512

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Alice Arterberry

Agent Mailing Address: 202 Lacey Ave

City: Austin State: TX Zip: 78746

Phone (will be public information): (323) 236-5182

Email (optional – will be public information): alice@arterberrycooke.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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ARTERBERRY COOKE DESIGN

202 Lacey Ave
Austin, TX 78746
alice@arterberrycooke.com

On behalf of:
Michael and Aubrey Word
3104 Grandview St
Austin, TX 78703

April 25, 2016

Board of Adjustment
City of Austin

This letter is to request and substantiate a variance for a residence at 3104 Grandview Street in Austin.

The site, 3104 Grandview St, is a steep, narrow through lot with front on Grandview St and rear on Owen Ave. The homeowner would like to create a two-car garage with a dwelling unit above to create off-street parking for the residence and to provide housing for their elderly father. The zoning regulations applicable to the property do not allow for a reasonable use of this steep site. Site topography and its unique configuration prohibit vehicular access and off-street parking from Grandview St. The surrounding lots, also on this steep topography, have configurations that do permit such access. Siting the garage on Owen Ave, at an existing curb cut, will minimize impervious cover and provide the site with needed off-street parking. Reducing the rear setback from 25' to 15' will allow the site to be permissibly developed while preserving as much as possible the natural grade, and minimizing impact and disruption on the site/environment and drainage. This setback variance will not alter the character of the area adjacent to the property or impair the use of the adjacent properties. In addition to relief from the inconvenience and burden of street parking on the homeowner, the total street parking on Grandview St will be reduced for adjacent homeowners. The proposed setback sites the new construction in line with existing two-story units and garages on surrounding properties. Additionally, 3104 Grandview St backs up to a large parking lot sited between Owen Ave and Lamar Blvd. As such the proposed project would not have a negative impact on the surrounding neighbors. Finally, if this Variance were to be granted the proposed construction does no harm to either public or private interests, and is not injurious to any property or interest.

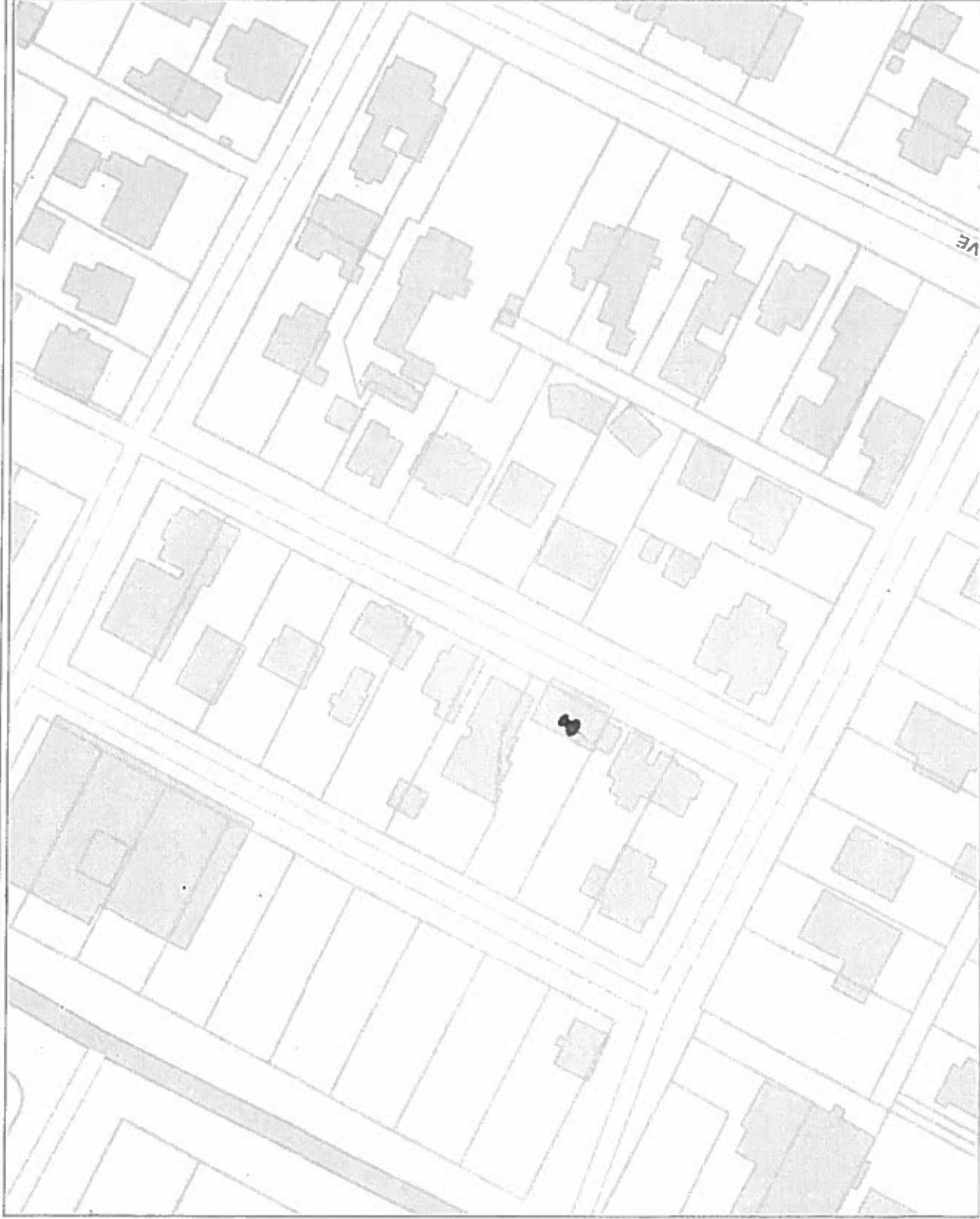
Respectfully submitted,

Alice Arterberry
Designer

CITY OF AUSTIN DEVELOPMENT WEB MAP

3104 Grandview St.

Surrounding Structures



Legend

Lot Lines

Streets

Building Footprints

Named Creeks

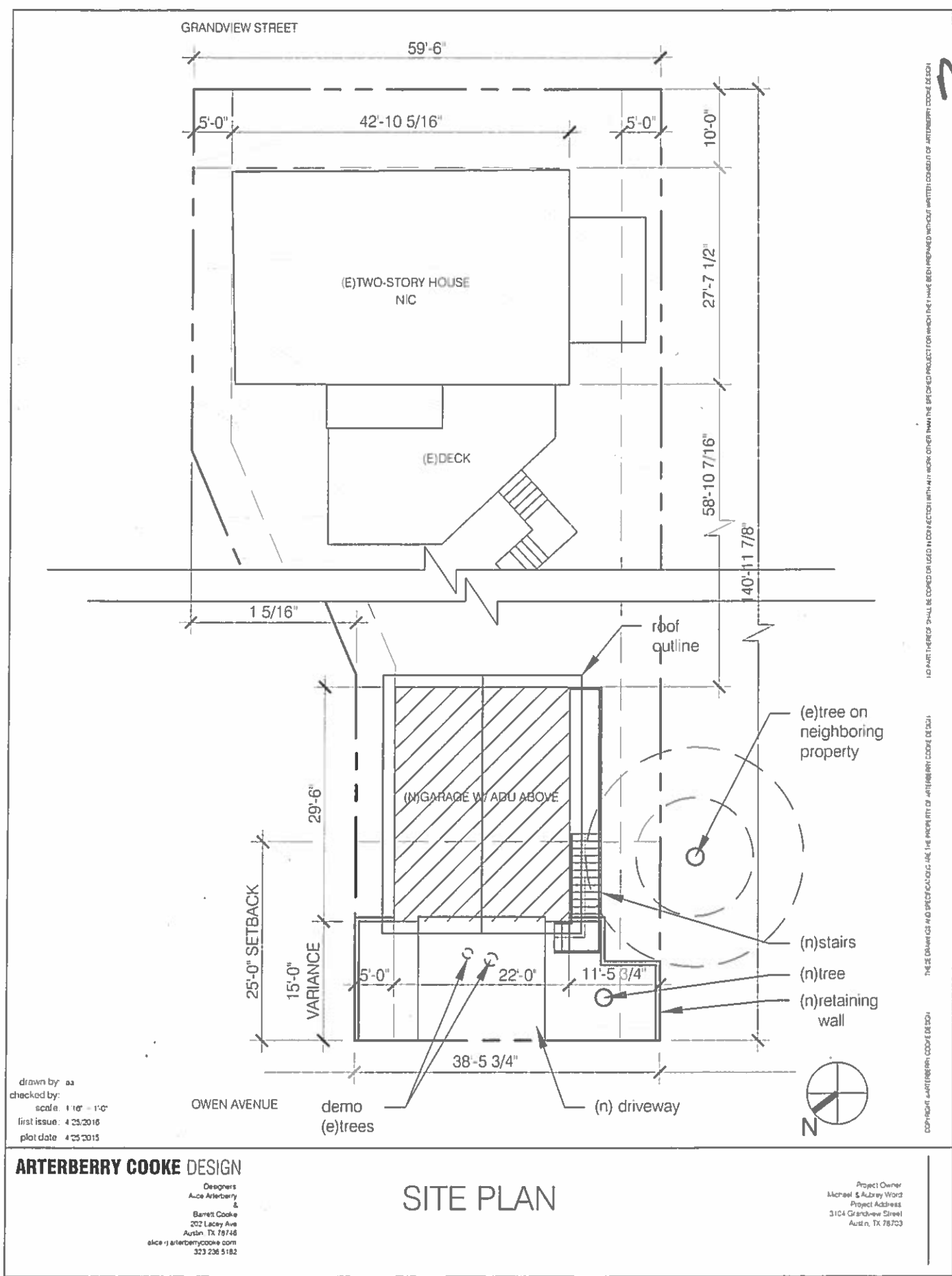
Lakes and Rivers

Parks

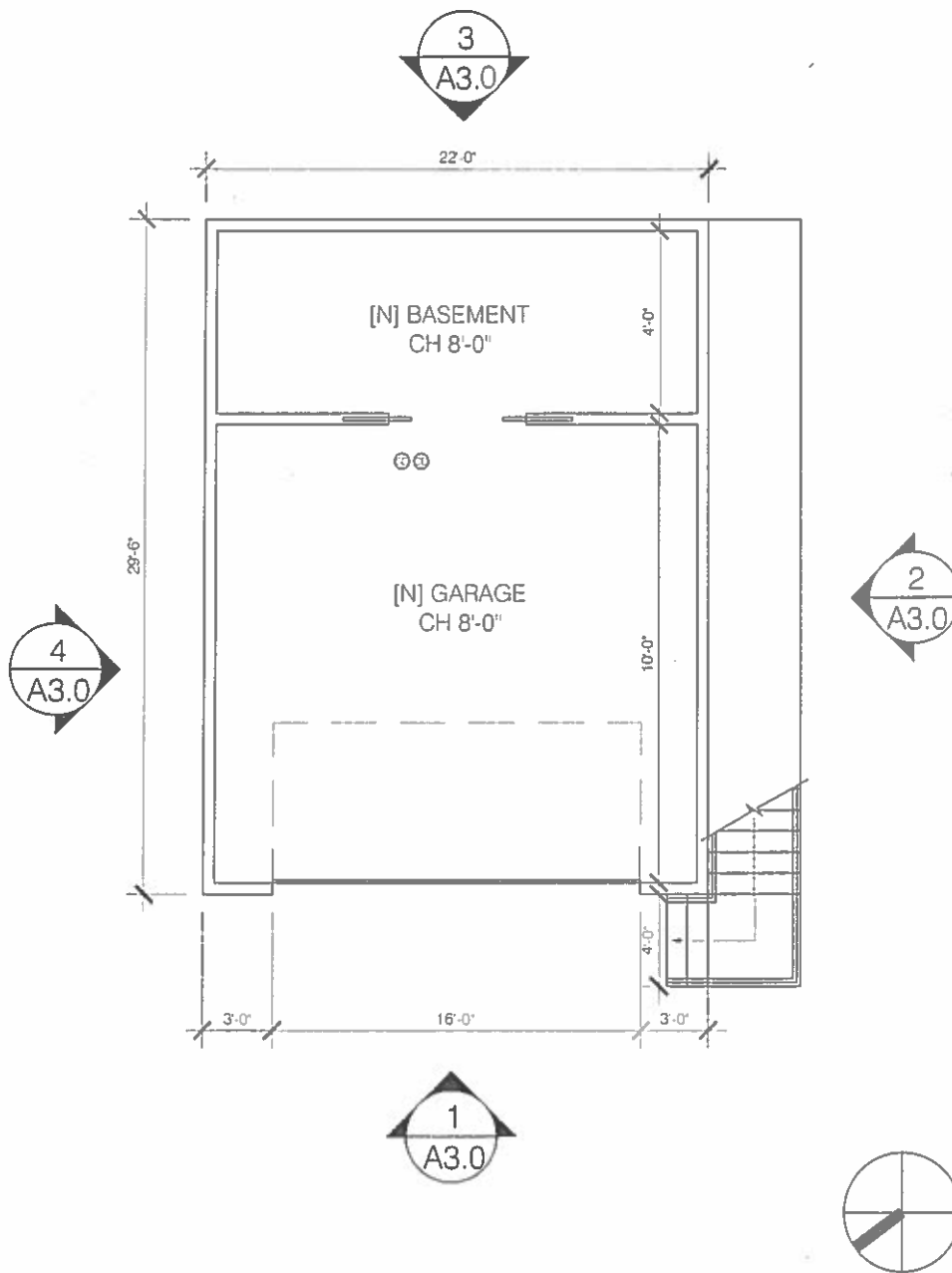
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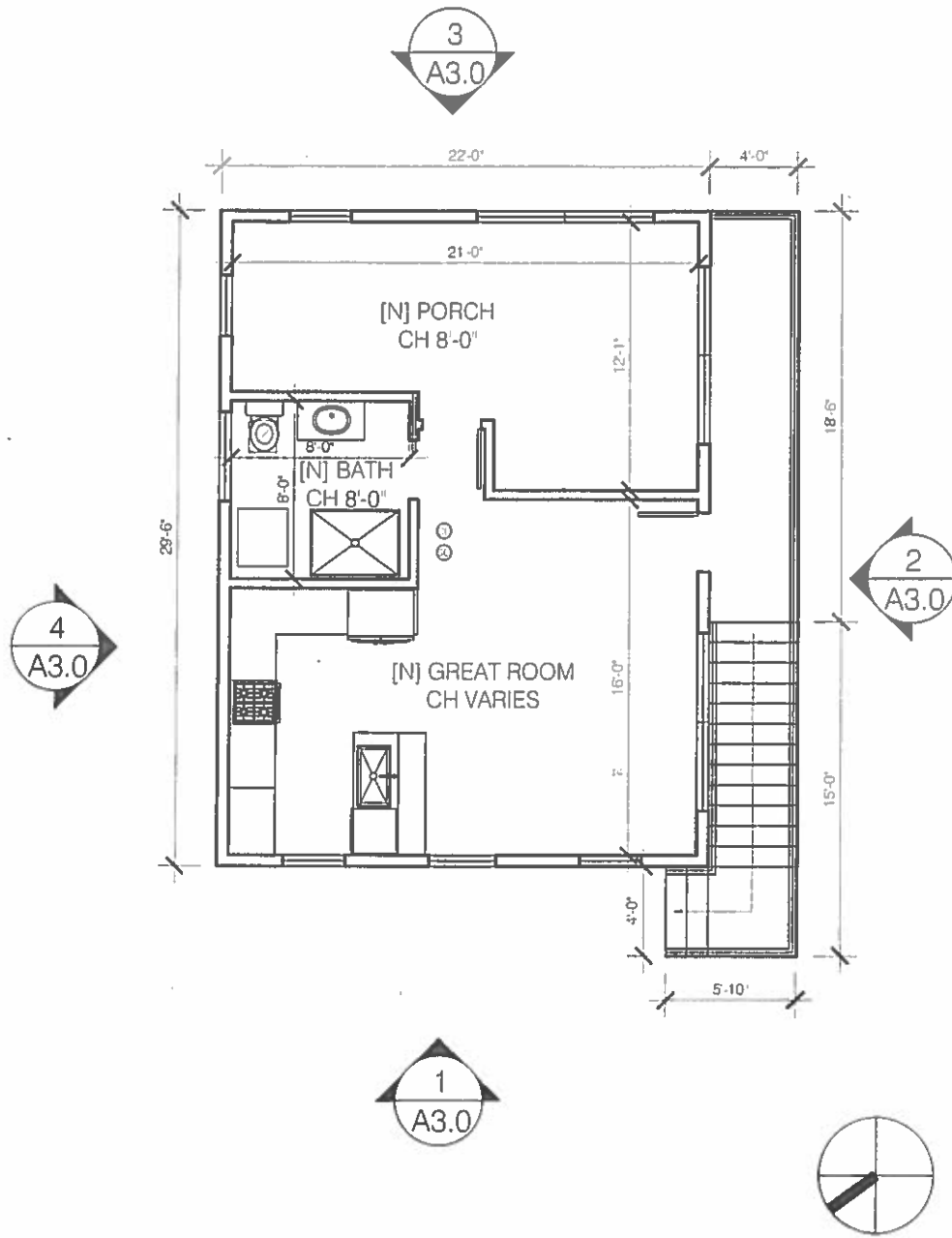
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323 236 5182

GROUND FLOOR PLAN

Project Owner
Michael S. Aubrey Ward
Project Address
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Austin, TX 78703

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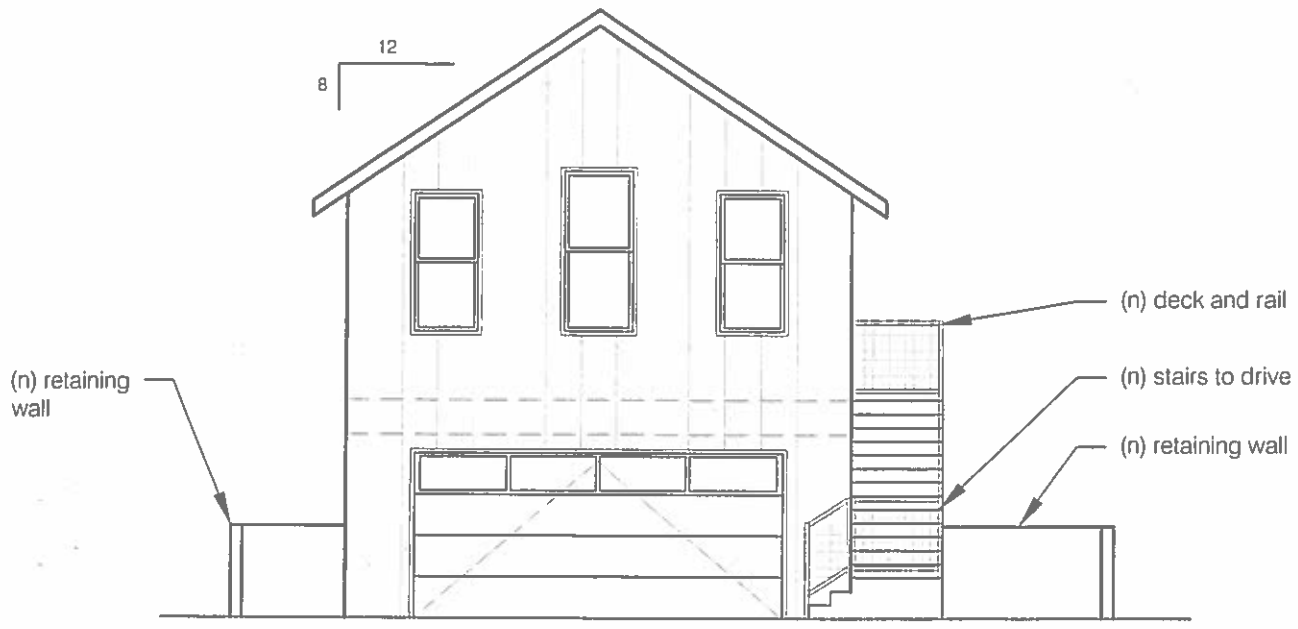
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FIRST FLOOR PLAN

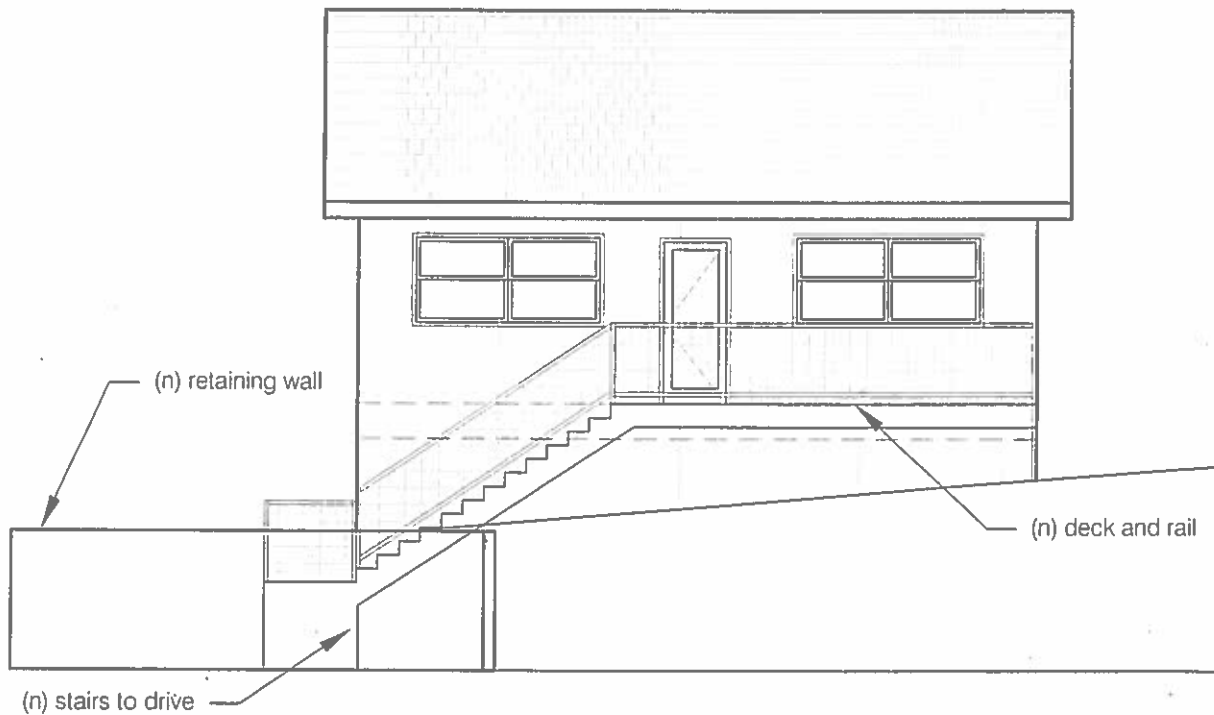
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Austin, TX 78703

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NORTH/OWEN ELEVATION



WEST/SIDE ELEVATION

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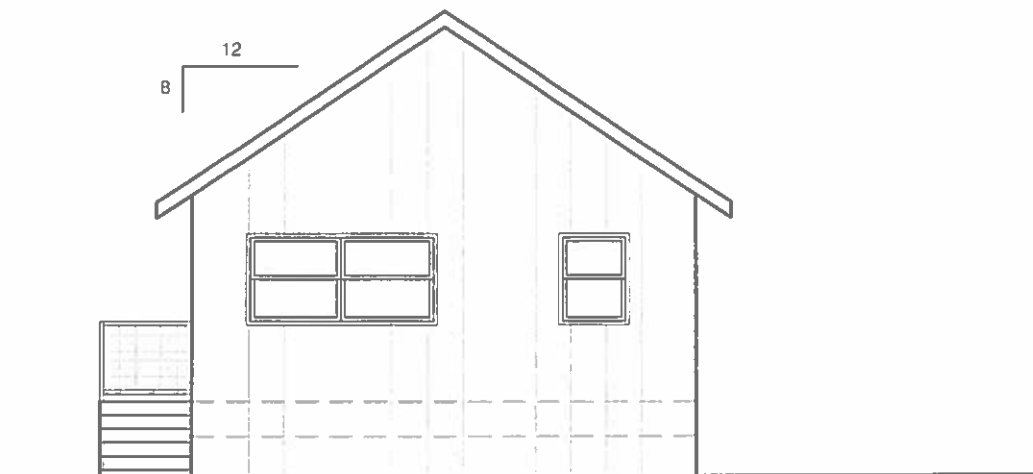
ELEVATIONS

Project Owner
Michael & Aubrey Ward
Project Address
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Austin, TX 78703

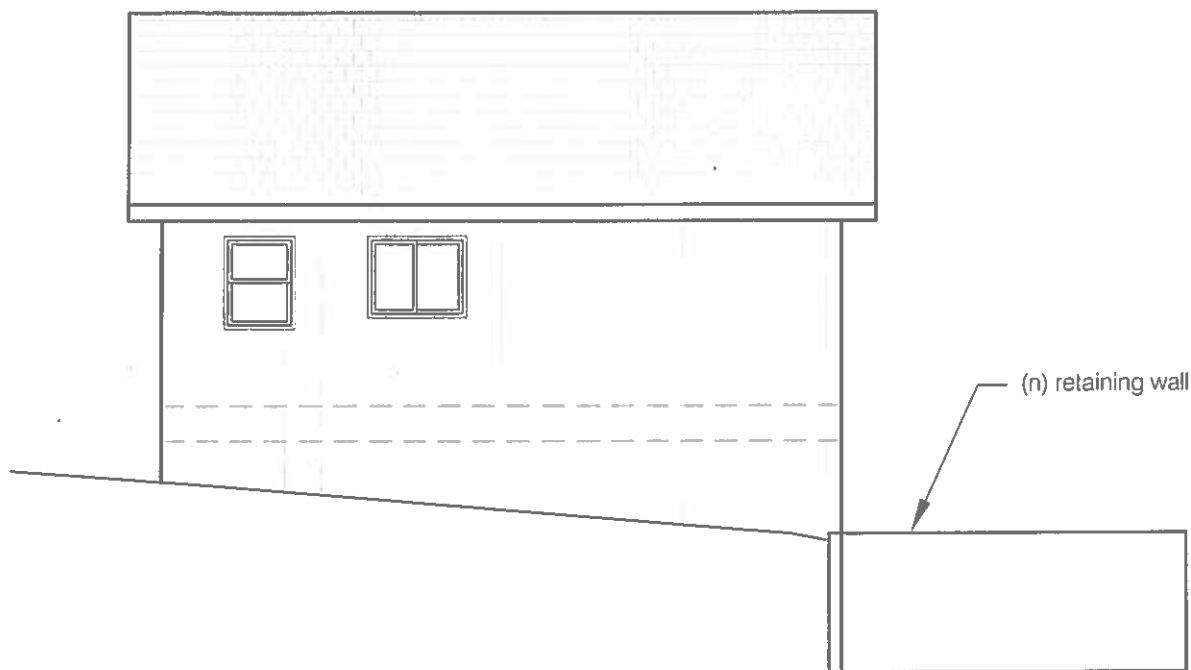
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SOUTH/REAR ELEVATION



EAST/SIDE ELEVATION

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ELEVATIONS

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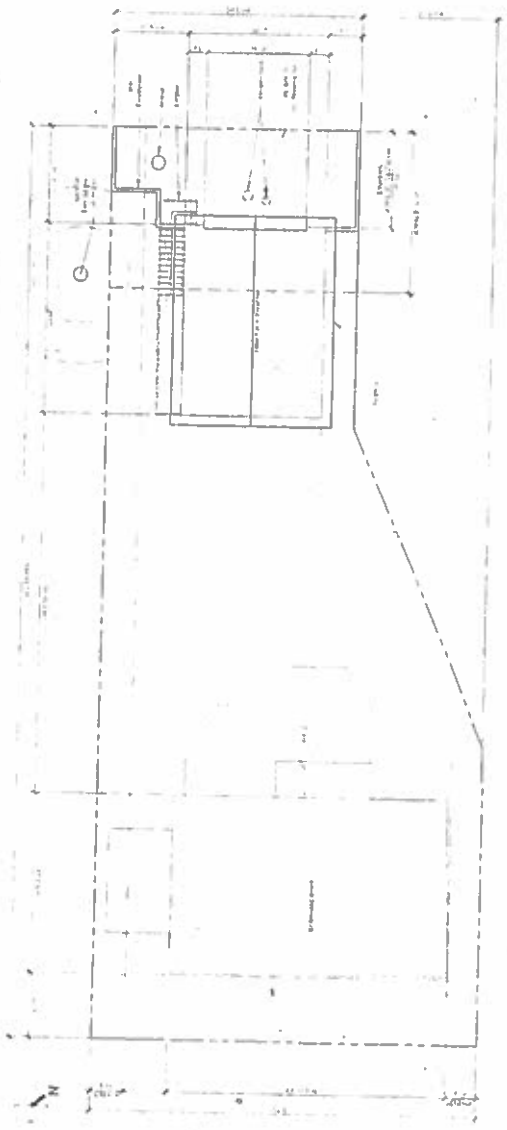
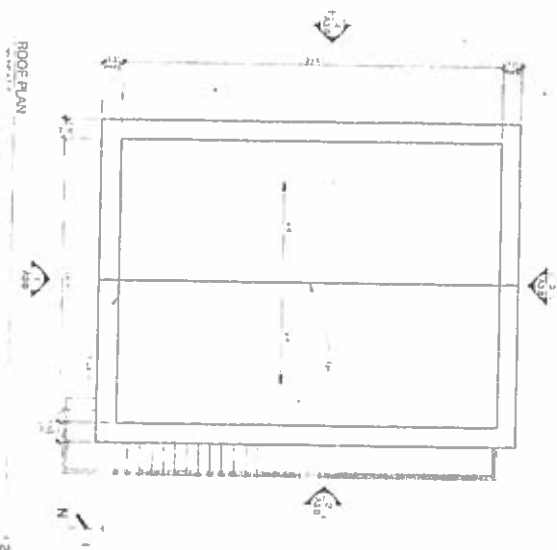
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21/10/12



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SITE PLAN AND ROOF PLAN

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Owen Ave
Austin Texas
© - Street View - Feb 2014

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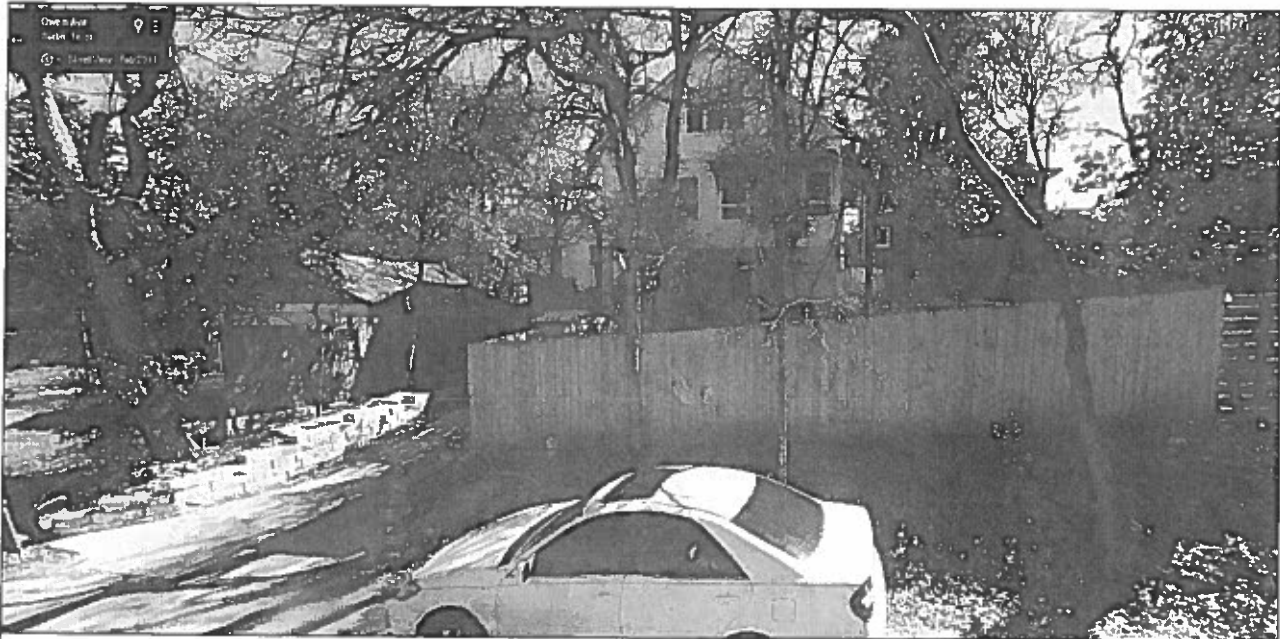
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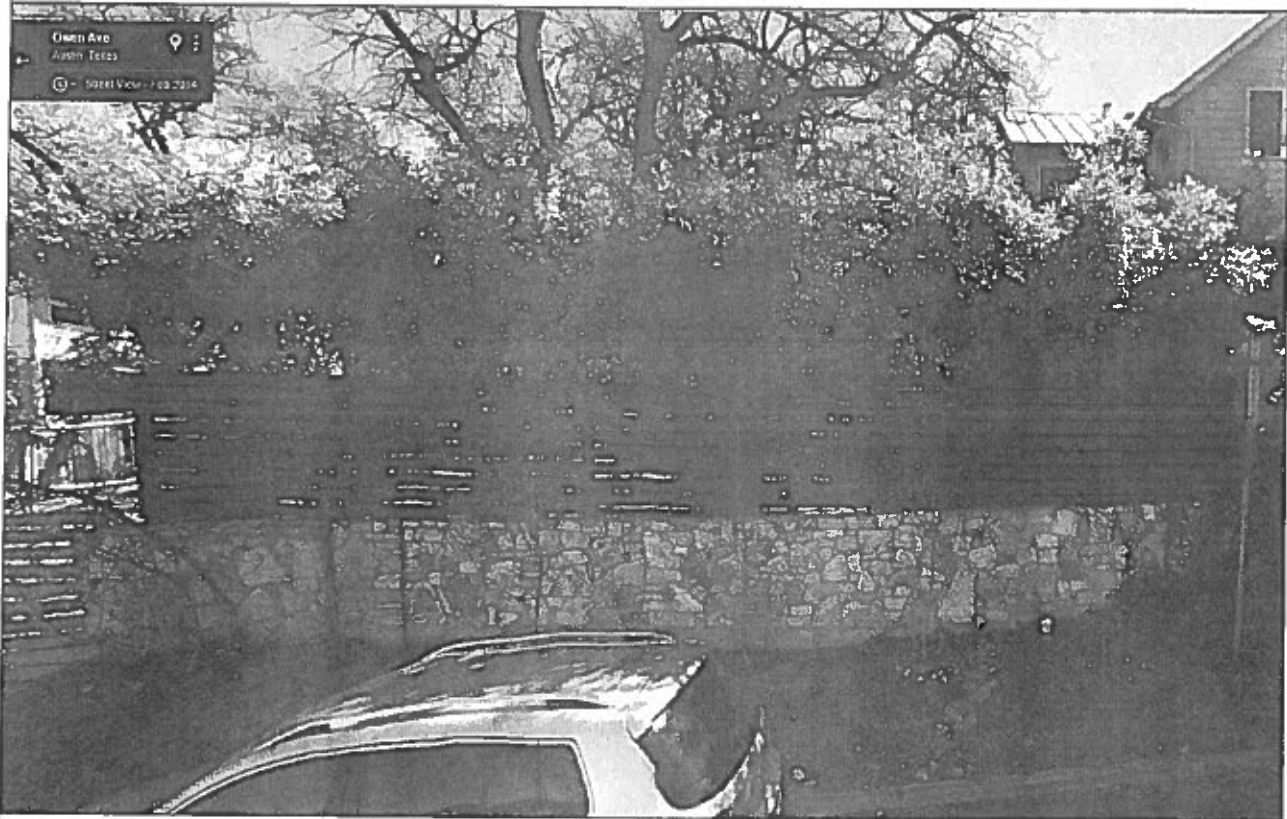
MASS MODEL

Project Owner
Michael & Aubrey Word
Project Address
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Austin, TX 78703

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3106 GRANDVIEW REAR ELEVATION



3102 GRANDVIEW REAR ELEVATION

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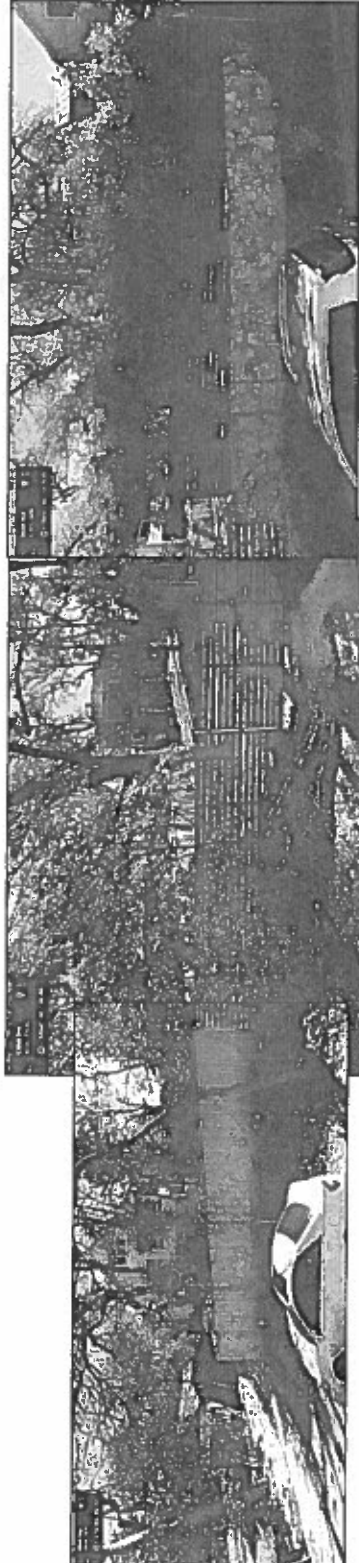
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SURROUNDING PROPERTIES

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Project Address
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Austin, TX 78703

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REAR/OWEN 3104 GRANDVIEW ST
PROJECT SITE

REAR/OWEN 3106 GRANDVIEW ST

REAR/OWEN 3102 GRANDVIEW ST

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SURROUNDING PROPERTIES

Project Owner
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3124 Grandview Street
Austin, TX 78703

COMPILED: 4/25/2015
DESIGNED: 4/25/2015
CHECKED: 4/25/2015
DRAWN: 4/25/2015

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Heldenfels, Leane

C15-2016-0054

From: John Boardman [REDACTED]
Sent: Friday, April 22, 2016 4:07 PM
To: Heldenfels, Leane
Cc: Michael Word; Aubrey Word; Barrett Cooke; Alice Arterberry; Heritage NA steering Committee
Subject: Heritage NA resolution: variance on the setback of 3104 Grandview

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Hi Leane,

On March 7 Michael and Aubrey Word attended the meeting of the Heritage Neighborhood Association steering committee to explain their application for a variance on the setback of 3104 Grandview. The Heritage NA has a policy of opposing variance requests, or not opposing variance requests. The steering committee voted unanimously not to oppose the Words' variance.

Regards,
John Boardman
President, Heritage Neighborhood Association



I, Michael & Aubrey Word, am applying for a variance from the Board of Adjustment regarding Section _____ of the Development Code. The variance would allow me the ability to erect a two car garage with access dwelling above at a 15' setback instead of 25' setback.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Sharon Strickland	900 W. 31st	
Gary Shiff	902 W 31 st	
Paul Lupia	903 W. 31 st	
Michelle Carlson	903 W. 31st	
Donna Endres	901 W. 31st.	
Sean Murphy	3106 Grandview St	

5/10

